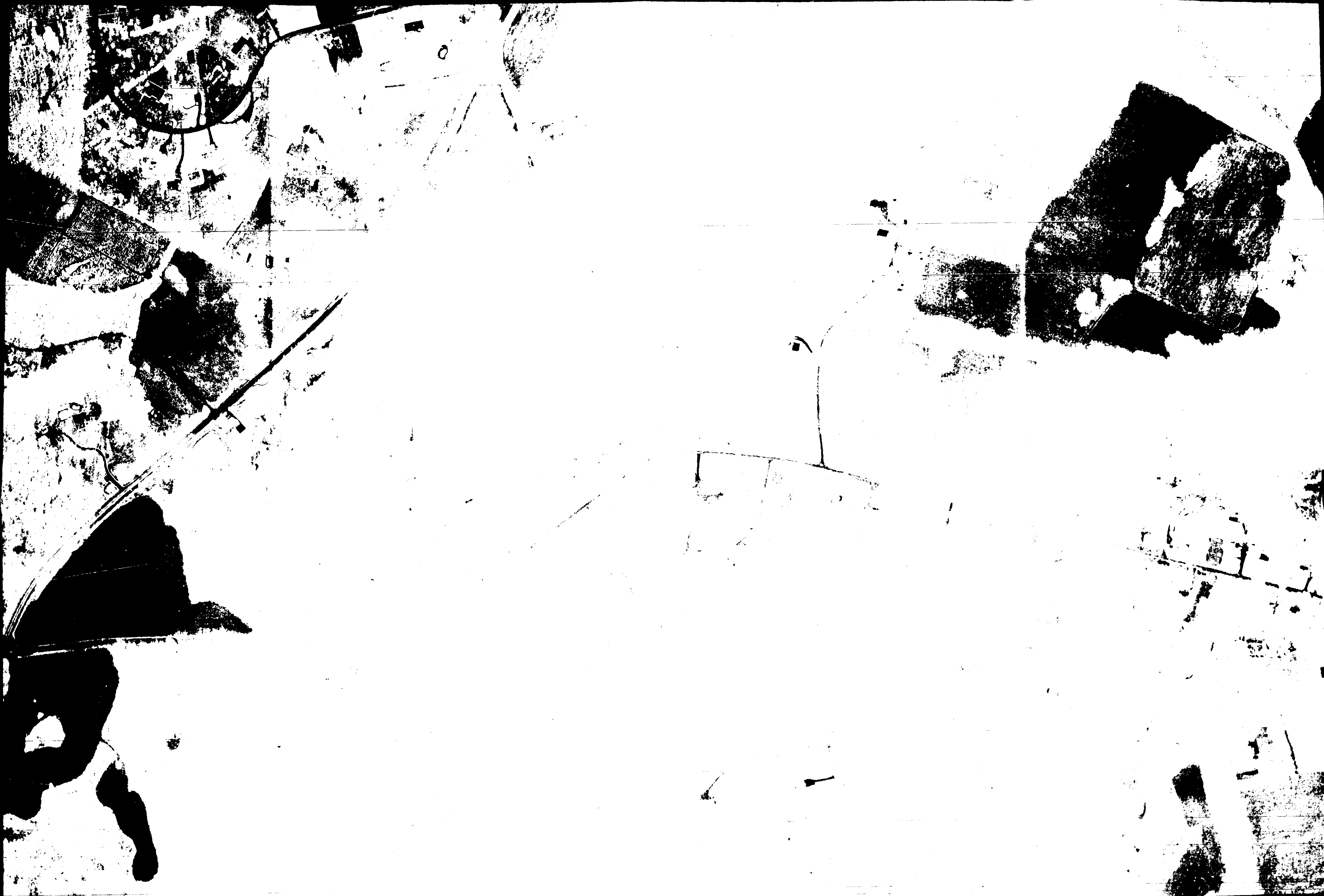


94-401-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

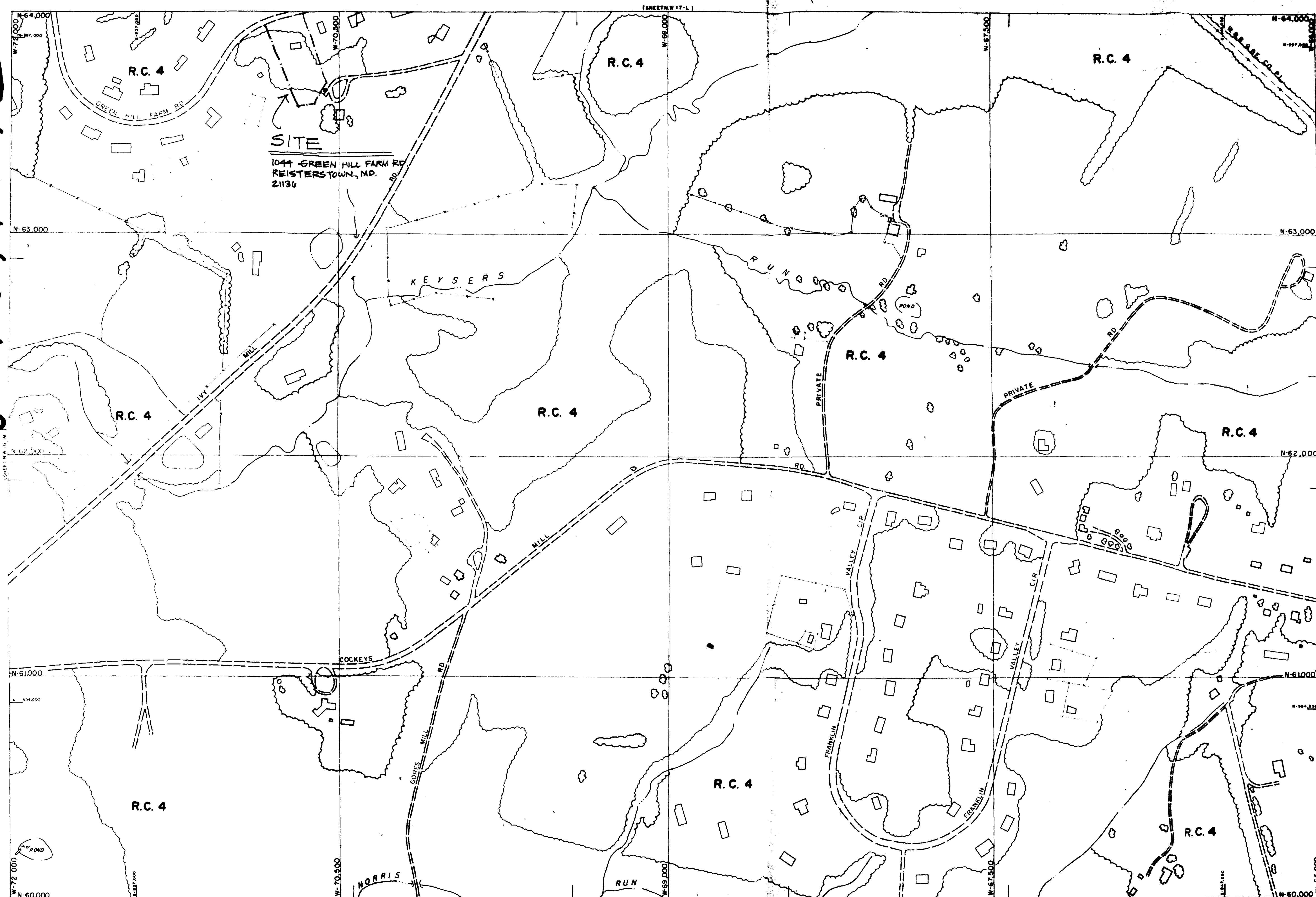
SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
WEST OF  
REISTERSTOWN

SHEET  
N.W.  
16-L  
ITEM #389

94-401-A



<p>X - SE Y - NE</p> <p>THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210</p>	<p>1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1988</p> <p><i>Del. J. J. [Signature]</i> Chairman, County Council</p>	<p>BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP</p>	<p>1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992</p> <p><i>William A. Howard</i> Chairman, County Council</p>	<p>SCALE 1" = 200' ±</p> <p>DATE OF PHOTOGRAPHY JANUARY 1986</p>	<p>LOCATION WEST OF REISTERSTOWN</p>	<p>SHEET N.W. 16-L</p>
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ITEM # 389







IN RE: PETITION FOR ADMIN. VARIANCE  
S/S Green Hill Farm Road, 950'  
W of Ivy Mill Road  
(1044 Green Hill Farm Road)  
4th Election District  
3rd Councilmanic District  
Robert W. Priest, Jr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 94-401-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Robert W. Priest, Jr., and his wife, Susan C. Priest. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 20 feet for a proposed addition in accordance with the plat to accompany the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of May, 1994 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 20 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 5/11/94  
By [Signature]

- 2 -

#### Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

May 11, 1994

(410) 887-4386

Mr. & Mrs. Robert W. Priest, Jr.  
1044 Green Hill Farm Road  
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Green Hill Farm Road, 950' W of Ivy Mill Road  
(1044 Green Hill Farm Road)  
4th Election District - 3rd Councilmanic District  
Robert W. Priest, Jr., et ux - Petitioners  
Case No. 94-401-A

Dear Mr. & Mrs. Priest:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel  
file

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting 4/12/94  
Posted for: Variance  
Petitioner: Robert W. & Susan C. Priest  
Location of property: 1044 Green Hill Farm Rd., Sp.  
Location of Sign: Reisterstown, Md. 21136, p.m. property being zoned  
Remarks: 11/11/94  
Posted by: [Signature] Date of return: 4/12/94  
Number of Signs: 1



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-0014150

Number 389

R.T.

Date 4/12/94  
# 1044 GREEN HILL FARM RD.

010 - ADM. VAR. - \$ 50.00  
080 - POSTING SIGN - \$ 35.00  
TOTAL - \$ 85.00

CK # 510

0360380142NICHRC  
PA 0010:3:AM04-12-94

\$25.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalty of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/d presently reside at 1044 Green Hill Farm Road  
Reisterstown MD 21136

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The original house is a passive solar house situated on the site to maximize solar orientation while preserving existing topography and vegetation. Because of the steepness of the property, the inability to relocate the existing septic system and the need to preserve existing mature trees there is only one way to expand and that is toward the East. Since the existing house and proposed addition are sited in relation to the sun and not the property lines we request a side setback of 12' where one corner of the addition will extend. (See accompanying plat plan)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and appear at the public hearing to provide additional information.

*Robert W. Priest Jr.*  
Robert W. Priest Jr.  
*Susan C. Priest*  
Susan C. Priest

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 11th day of April, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert W. Priest, Jr. Susan C. Priest

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal

April 8, 1994

My Commission Expires: February 9, 1997

## THE DESCRIPTION - 3 copies required

Three copies of the zoning description of your property are required. Type or print this description, standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1044 Green Hill Farm Rd.  
(Address) Reisterstown, MD 21136  
Beginning at a point on the SOUTH side of Green Hill Farm Road (north, south, east or west) which is 50 FEET (name of street on which property fronts) wide at the distance of 950' + (number of feet of right-of-way width) of the centerline of the nearest improved intersecting street IVY MILL ROAD which is 80 FEET (number of feet of right-of-way width) (name of street) Block B1, Section 1(VI) in the subdivision of GREEN HILL FARMS, as recorded in Baltimore County Plat Book 125, Folio 128, (name of subdivision) containing 80.733 (134 acres) Also known as 1044 Green Hill Farm Rd. and located in the 4th Election District. (property address)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown. Instead state: "As recorded in deed Liber [ ], Folio [ ]" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 07° 12' 13" E. 321.1 ft., S. 10° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 00° 15' 22" W. 80 ft. to the place of beginning.

ITEM # 389

## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 1044 Green Hill Farm Rd. which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.B To permit a side yard setback of 12 ft. in lieu of the required 20 ft. for the proposed addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) See other side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person(s):

(Type or Print Name)

Signature

Address

City

State

Zip code

Attorney for Petitioner:

(Type or Print Name)

Address

City

State

Zip code

While no ceremony declares and affirms, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

*Robert W. Priest Jr.*

*Susan C. Priest*

*Susan C. Priest*

*Susan C. Priest*

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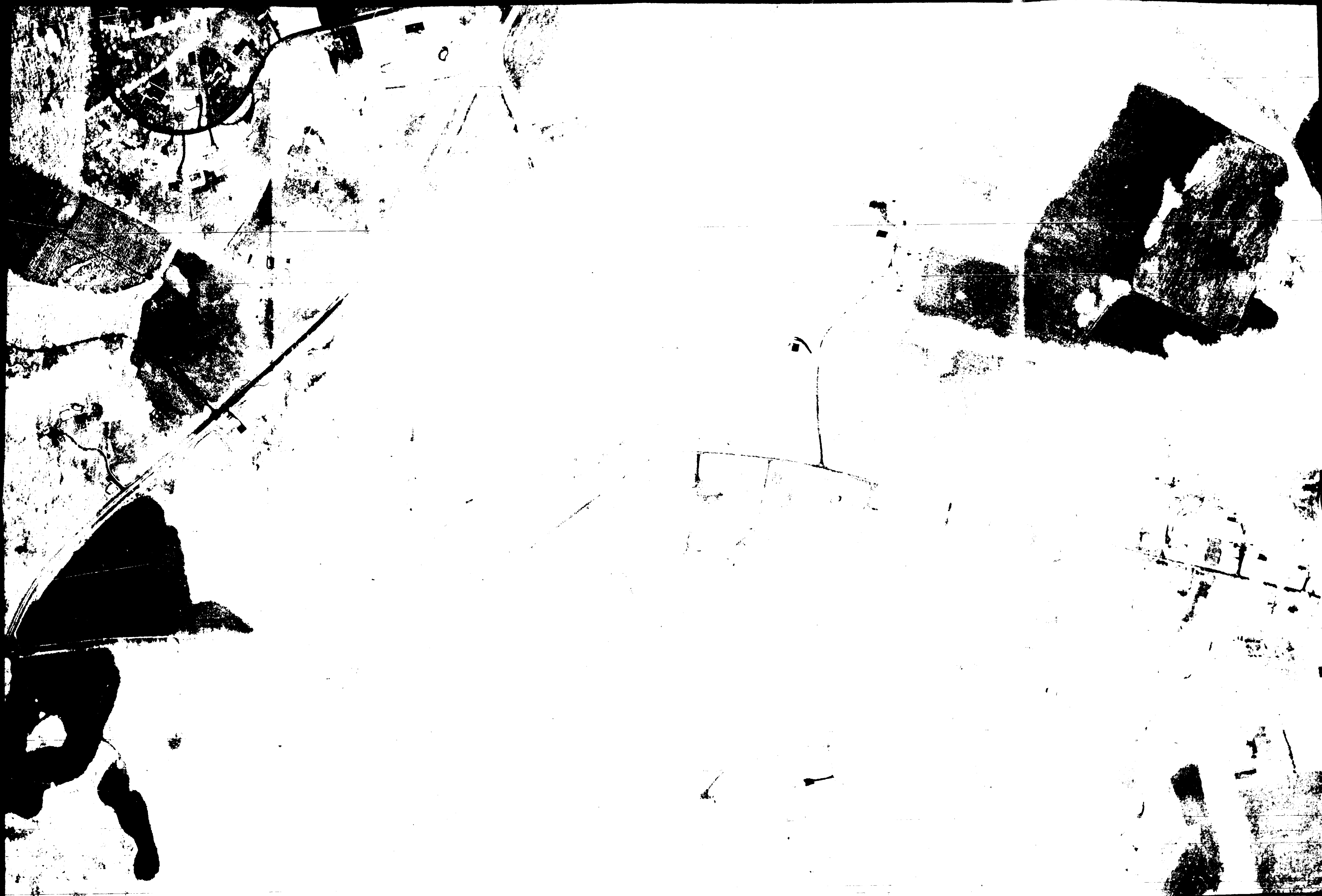
*Susan C. Priest*

*Susan C. Priest*

*Susan C. Priest*



94-401-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

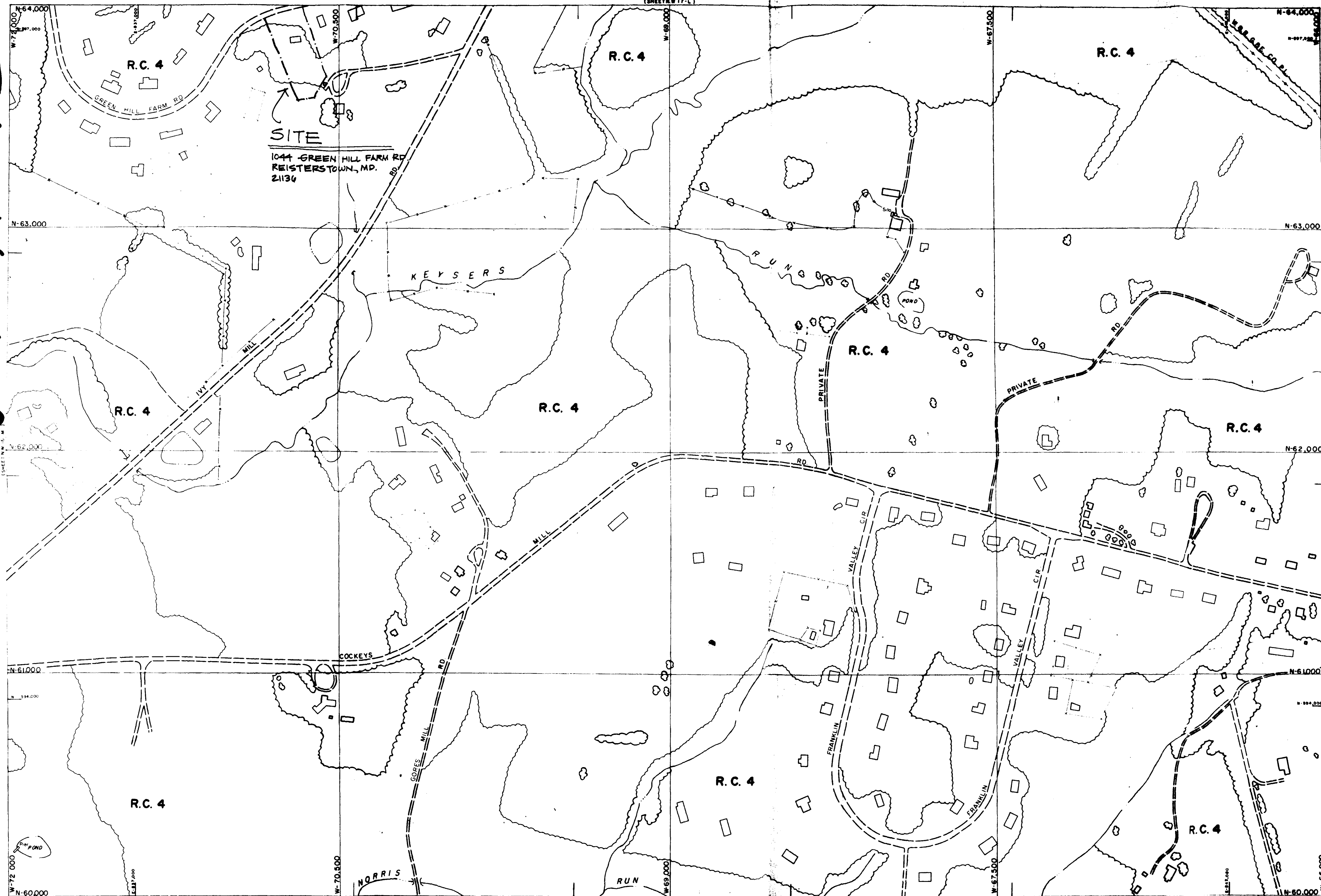
SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
WEST OF  
REISTERSTOWN

SHEET  
N.W.  
16-L  
ITEM #389

94-401-A



<p>X - SE Y - NE</p> <p>THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210</p>	<p>1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1988</p> <p><i>Del. J. J. [Signature]</i> Chairman, County Council</p>	<p>BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP</p>	<p>1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992</p> <p><i>William A. [Signature]</i> Chairman, County Council</p>	<p>SCALE 1" = 200' ±</p> <p>DATE OF PHOTOGRAPHY JANUARY 1986</p>	<p>LOCATION WEST OF REISTERSTOWN</p>	<p>SHEET N. W. 16-L</p>
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ITEM # 389







IN RE: PETITION FOR ADMIN. VARIANCE  
S/S Green Hill Farm Road, 950'  
W of Ivy Mill Road  
(1044 Green Hill Farm Road)  
4th Election District  
3rd Councilmanic District  
Robert W. Priest, Jr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 94-401-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Robert W. Priest, Jr., and his wife, Susan C. Priest. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 20 feet for a proposed addition in accordance with the plat to accompany the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of May, 1994 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 12 feet in lieu of the required 20 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 5/11/94  
By [Signature]

- 2 -

#### Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

May 11, 1994

(410) 887-4386

Mr. & Mrs. Robert W. Priest, Jr.  
1044 Green Hill Farm Road  
Reisterstown, Maryland 21136

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Green Hill Farm Road, 950' W of Ivy Mill Road  
(1044 Green Hill Farm Road)  
4th Election District - 3rd Councilmanic District  
Robert W. Priest, Jr., et ux - Petitioners  
Case No. 94-401-A

Dear Mr. & Mrs. Priest:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel  
file

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting 4/12/94  
Posted for: Variance  
Petitioner: Robert W. & Susan C. Priest  
Location of property: 1044 Green Hill Farm Rd., Sp  
Location of Sign: Reisterstown, Md. 21136, p.m. property being zoned  
Remarks: 11/11/94  
Posted by: [Signature] Date of return: 4/12/94  
Number of Signs: 1



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-0014150

Number 389

R.T.

Date 4/12/94  
# 1044 GREEN HILL FARM RD.

010 - ADM. VAR. - \$ 50.00  
030 - POSTING SIGN - \$ 35.00  
TOTAL - \$ 85.00

CK # 510

0360380142NICHRC  
PA 0010:31AM04-12-94

\$25.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalty of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1044 Green Hill Farm Road  
Reisterstown MD 21136

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The original house is a passive solar house situated on the site to maximize solar orientation while preserving existing topography and vegetation. Because of the steepness of the property, the inability to relocate the existing septic system and the need to preserve existing mature trees there is only one way to expand and that is toward the East. Since the existing house and proposed addition are sited in relation to the sun and not the property lines we request a side setback of 12' where one corner of the addition will extend. (See accompanying plat plan)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and appear at the public hearing to provide additional information.

*Robert W. Priest Jr.*  
Robert W. Priest Jr.  
*Susan C. Priest*  
Susan C. Priest

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 11th day of April, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert W. Priest, Jr. Susan C. Priest

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal

April 8, 1994

My Commission Expires: February 9, 1997

## THE DESCRIPTION - 3 copies required

Three copies of the zoning description of your property are required. Type or print this description, standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1044 Green Hill Farm Rd.  
(Address) Reisterstown, MD 21136  
Beginning at a point on the SOUTH side of Green Hill Farm Road (north, south, east or west) which is 50 FEET (name of street on which property fronts) wide at the distance of 950' + (number of feet of right-of-way width) of the centerline of the nearest improved intersecting street IVY MILL ROAD which is 80 FEET (number of feet of right-of-way width) (name of street) Block B1 Section 1011 in the subdivision of GREEN HILL FARMS as recorded in Baltimore County Plat Book 125, Folio 128, (name of subdivision) containing 50.733 (134 acres) Also known as 1044 Green Hill Farm Rd. and located in the 4th Election District. (property address)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown. Instead state: "As recorded in deed Liber [ ], Folio [ ]" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 67° 12' 13" E. 321.1 ft., S. 10° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 00° 15' 22" W. 80 ft. to the place of beginning.

ITEM # 389

## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 1044 Green Hill Farm Rd. which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3.B To permit a side yard setback of 12 ft. in lieu of the required 20 ft. for the proposed addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) See other side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zip code

Attorney for Petitioner

(Type or Print Name)

Address

City

State

Zip code

While do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

*Robert W. Priest Jr.*

*Susan C. Priest*

*Susan C. Priest*

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